

Desert Sands Subdivision Phase One

City of El Paso — City Plan Commission — 7/12/2018

SUSU18-00037 — Major Final - REVISED



STAFF CONTACT: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
PROPERTY OWNER: EPT Desert Sands, LLC
REPRESENTATIVE: SLI Engineering, Inc.
LOCATION: North of Montana & East of Loop 375, District 5
ACREAGE: 51.329 acres
VESTED: No
PARK FEES REQUIRED: ~~Yes, Pending Park Comments~~ No
EXCEPTION/MODIFICATION REQUEST: Yes
RELATED APPLICATIONS: SUSU18-00036 – Desert Sands (Preliminary Plat)
PUBLIC INPUT: N/A
STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 51.329 acres of vacant land into 249 residential lots, one 4.44 acre park, and one 1.932 acre pond. This final plat application is phase one of the Desert Sands preliminary plat (SUSU18-00036). Access to the proposed subdivision will be provided via Justice Road and Montana Avenue. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **APPROVAL** of Desert Sands Phase One on a major final basis subject to the following conditions:

1. Prior to the recording of the final plat, the applicant shall vacate the easements labeled as V and X along Justice Road as shown on the preliminary plat.
2. That all parkways at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood (Walkable)

GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	No, the internal street network will connect to Justice Road. Justice Road will serve as the only access street in and out of the proposed subdivision (two lanes in each direction). However, due to the adjacent development there is no other possible connections to the existing street network.
2.3.3.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes. Although the applicant is proposing dead-end streets, due to the adjacent development, there is no other possible connections to the existing street network.

NEIGHBORHOOD CHARACTER: Subject property is zoned RMU (Residential Mixed Use). The purposes of the zoning district is to accommodate, encourage, and promote an innovatively designed mix of single family, two family, three family, quadraplex, and common open space / recreational uses. The subject property is surrounded, by County land on all sides, except to the south. To the south (C-4) Commercial and (RF) Ranch Farm zoning districts can be found. The El Paso County Jail is located directly to the east of the subject property, an industrial land-use is located to the north, and State land is located to the west of the subject property. The nearest park is Sgt. Jesus Roberto Vasquez USMC located approximately 3128' to the east. This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Staff has no additional comments.

PLAT EXPIRATION:

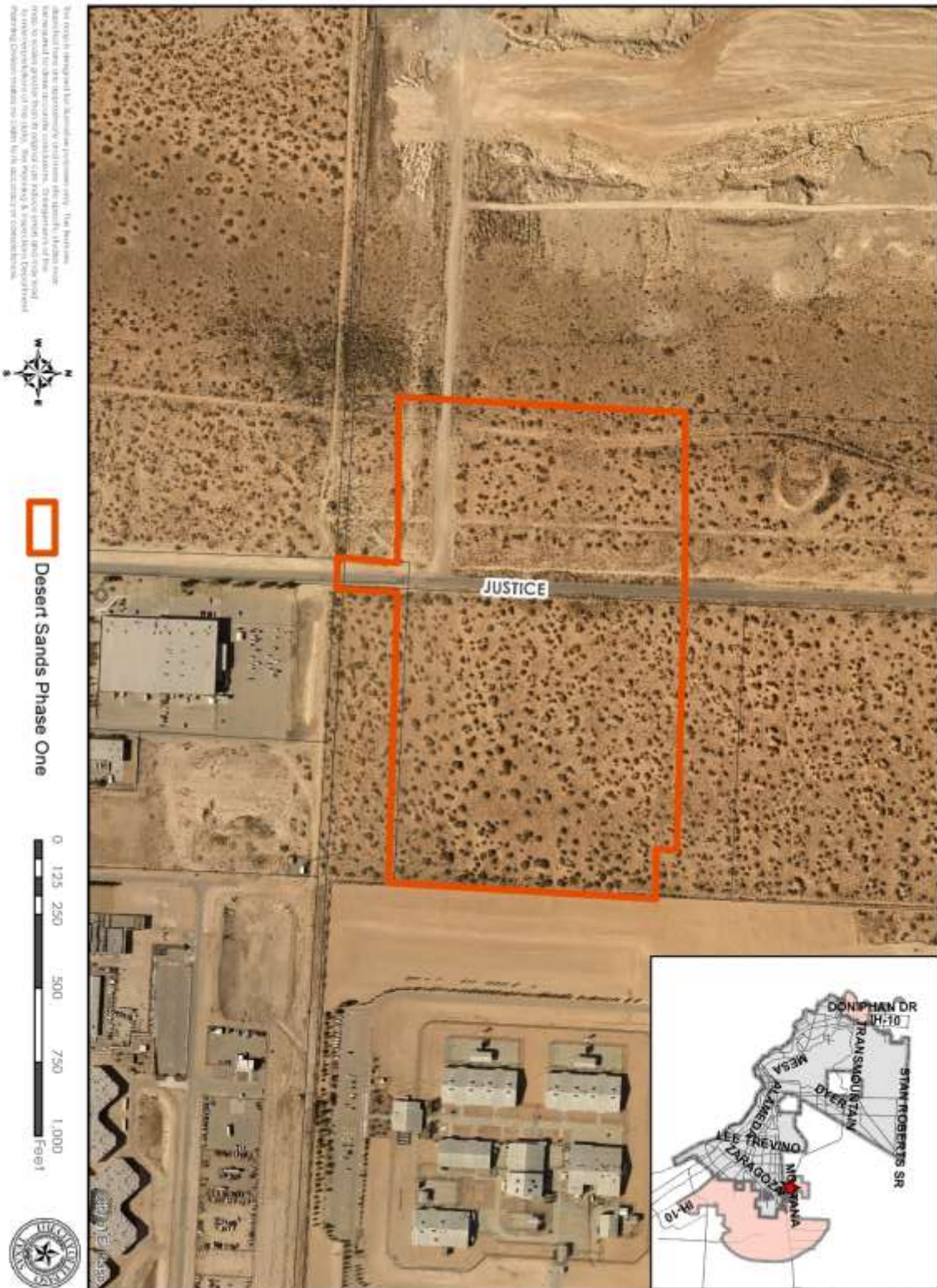
This application will expire on July 12, 2021, pursuant to Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

ATTACHMENTS:

1. Location Map
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

Desert Sands Subdivision Phase One



[illegible]

ATTACHMENT 3



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

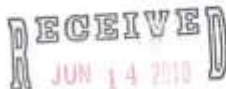
DATE: _____ FILE NO. SUSU18-00037
SUBDIVISION NAME: Desert Sands Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of section 28 and section 33, block 79m township 2, Texas and Pacific Railway Company Survey,
El Paso El Paso County Texas

Property Land Uses:			
	ACRES	SITES	
Single-family	<u>31.732</u>	<u>249</u>	Office
Duplex	_____	_____	Street & Alley
Apartment	_____	_____	Ponding & Drainage
Mobile Home	_____	_____	Institutional
P.U.D.	_____	_____	Other (specify below)
Park	<u>4.44</u>	<u>1</u>	<u>Sewer Lift Station</u>
School	_____	_____	
Commercial	_____	_____	Total No. Sites
Industrial	_____	_____	<u>261</u>
			Total (Gross) Acreage
			<u>51.329</u>

3. What is existing zoning of the above described property? RMU Proposed zoning? SAME
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Regional Pond
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No _____
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights



Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

BY: _____

ATTACHMENT 3 Cont.

EPT DESERT SANDS LLC.

12. Owner of record EPT Desert Sands LLC., 444 Executive Suite 238, 79912, 915 838 8100
(Name & Address) (Zip) (Phone)
13. Developer Same
(Name & Address) (Zip) (Phone)
14. Engineer SLI Engineering, Inc. 6600 Westwind 79912 9815 584 4457
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE

REPRESENTATIVE

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 TEXAS | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 4

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a: Current certificate tax certificate(s)
 - b: Current proof of ownership.
 - d: Release of access document, if applicable.
 - e: Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning and Inspections - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
2. On the filing plat, please label Lot 1, Block 3 (the proposed pond) as “public pond”; any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
3. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points delineated on the final plat by bearing and distance within three thousand feet.

Capital Improvements Department – Parks & Recreation

Desert Sands Phase 1 includes 249 Single-family dwelling lots and the 4.44 acre park therefore complies with the parkland requirements ordinance and exceeds the requirements by 2.76 acres or 276 dwelling units that can be applied towards subsequent approved phases.

El Paso Water

1. All existing PSB easement shall be shown on plat.
2. Show and label lift station/lot.
3. During the improvement work of the site, the Owner/Developer shall safeguard the existing 16-inch diameter water main and appurtenant structures located within the easement. If any water main facilities are damaged during the improvement work, the Owner/Developer is responsible for the repair costs.

Water:

4. There is an existing 16-inch diameter water main that extends along a 20-foot water line easement within the subject property. This water main extends in an east to west direction up to Justice Road and then continues in a north to south direction, following the alignment of the proposed Justice Road. This water main dead ends at the Diamond

shamrock site, located north of the subject property. Also, there is an existing 12-inch diameter water main along Justice Street that connects to the 16-inch water main described above.

5. There is an existing 16-inch diameter water main that extends along Justice Road.

Sanitary Sewer:

6. There is an existing 27-inch diameter sanitary sewer main that extends along Justice Street that dead-ends at Southern Pl. This main is available for main extension.

General:

7. Application for water and sanitary sewer services are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Central Appraisal

No objections.